



## NOTICE OF LAND SALE

United Country – Neeley Forestry Service, Inc., acting as agent for the seller, has been authorized to sell four (4) tracts of land approximately 219.15 acres in size (per Tax Records) located within Ouachita County, Arkansas. These properties are being offered through a lump sum sealed bid sale. **Bids will be received until Thursday, January 26<sup>th</sup>, 2023 at 10:00am.** Contact us for any combination lock codes or access details. Whether you are looking for investment pine timberland or a recreational country retreat with wildlife habitat to enjoy, these parcels offer a range of timber types to experience. More detailed information can be found on our website at: [www.NeeleyForestryService.com](http://www.NeeleyForestryService.com) or [www.UCNeeleyForestry.com](http://www.UCNeeleyForestry.com)

Neeley Forestry conducted an inventory of this tract during February of 2022. The inventory was conducted using a 10-factor prism for variable radius sample points. The table below provides a summary of the timber cruise results. More detailed timber information is available upon request.

STAND INFO				VOLUME (TOTAL TONS)							
StandID	GIS Acres	Plots	Estab_Yr	Pine Sawlogs	Pine Chip-n-Saw	Pine Pulpwood	Red Oak Sawlogs	White Oak Sawlogs	Misc. Hdwd Sawlogs	Hardwood Pulpwood	TOTAL (No Topwood)
03753-422	72.5	59	-	2,001.6	148.7	2,662.0	-	5.6	-	243.5	5,061.3
03753-623	10.1	8	-	49.1	-	16.6	88.5	32.1	29.7	421.4	637.4
<b>Beech Creek 80</b>	<b>82.7</b>	<b>67</b>	<b>N/A</b>	<b>2,050.7</b>	<b>148.7</b>	<b>2,678.6</b>	<b>88.5</b>	<b>37.7</b>	<b>29.7</b>	<b>664.9</b>	<b>5,698.7</b>
03754-152	0.9	-	-	-	-	-	-	-	-	-	-
03754-412-15	17.6	-	2015	-	-	-	-	-	-	-	-
03754-413-15	2.5	-	2015	-	-	-	-	-	-	-	-
03754-422	20.1	16	-	619.8	67.8	665.1	-	-	-	66.5	1,419.2
03754-96	1.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
03754-97	1.3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
03754-98	0.7	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>Ouachita RD #3 Forty</b>	<b>44.1</b>	<b>16</b>	<b>N/A</b>	<b>619.8</b>	<b>67.8</b>	<b>665.1</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>66.5</b>	<b>1,419.2</b>
03755-422	59.0	59	-	1,429.6	103.4	889.1	13.6	-	19.4	209.0	2,664.1
03755-623	5.8	6	-	31.2	-	8.7	58.8	18.7	84.0	249.4	450.7
03755-823	14.4	13	-	6.7	-	-	300.6	233.8	111.4	342.7	995.2
<b>Cypress Creek Tract</b>	<b>79.2</b>	<b>78</b>	<b>N/A</b>	<b>1,467.5</b>	<b>103.4</b>	<b>897.7</b>	<b>372.9</b>	<b>252.5</b>	<b>214.8</b>	<b>801.2</b>	<b>4,109.9</b>
03756-412	7.6	8	1990	635.5	105.1	39.1	-	-	-	9.9	789.6
03756-622	2.7	3	-	95.6	-	7.9	-	-	-	62.7	166.1
03756-97	0.3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
03756-99	0.3	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>SE Ogemaw Parcel</b>	<b>10.9</b>	<b>11</b>	<b>N/A</b>	<b>731.0</b>	<b>105.1</b>	<b>47.0</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>72.6</b>	<b>955.7</b>
<b>TOTAL</b>	<b>216.9</b>	<b>172</b>	<b>-</b>	<b>4,869.0</b>	<b>425.0</b>	<b>4,288.3</b>	<b>461.4</b>	<b>290.2</b>	<b>244.5</b>	<b>1,605.2</b>	<b>12,183.6</b>

**Note:** The above timber volume estimates were derived from sampling methods deemed reliable however due to variations associated with sampling, wood utilization, etc. these estimates are not guaranteed in any manner.



### **Beech Creek 80 (#03019-03753)**

Legal Description: The East Half of the Southwest Quarter (E/2 , SW/4) within Section 08 of Township 15 South / Range 18 West, Ouachita County, Arkansas, containing +/- 80 acres (per tax parcel: 024-00144-000R).

**The Beech Creek 80 (#03019-03753)** is a +/- 80-acre (per tax record) tract of timberland located in southwestern Ouachita County about five miles northeast of Stephens, AR (North 33.439893°, West 92.987614°). The topography consists well-drained rolling hills sloping downwards towards the south. Access to the northern edge of the property is available with a gated woodsroad running southerly for over a quarter-mile from County Road #3. Most of the tract features a merchantable stand of natural pine timber. About 10 acres of mostly hardwood bottoms featured where Beech Creek, a perennial stream, runs along the southern edge of the property. A small wildlife opening exists within the property granting a fantastic area for hunting. According to the USDA NRCS web soil survey, the property is based upon an assortment of fine sandy loam soils which give the tract a weighted average site index of 84.5 feet for Loblolly Pine (base age 50) for the portion rated. If you are looking for a pine timberland investment piece with a hardwood creek drain functioning as a wildlife corridor, then this one is for you!

### **Ouachita RD #3 Forty (#03019-03754)**

Legal Description: The Northeast Quarter of the Northwest Quarter (NE/4 , NW/4) within Section 08 of Township 15 South / Range 18 West, Ouachita County, Arkansas, containing +/- 40 acres (per tax parcel: 024-00139-000R)

**The Ouachita RD #3 Forty (#03019-03754)** is a +/- 40-acre (per tax record) tract of timberland located in southwestern Ouachita County about five miles northeast of Stephens, AR (North 33.449158°, West 92.987471°). The topography consists well-drained rolling hills that generally slope downwards towards the northeast. Access is excellent with Ouachita Road #3, a gravel county road, running along the southern portion of the tract. An old power line right-of-way runs along this county road. About half of the property features a merchantable stand of natural pine timber while another 20 acres were planted with loblolly pine in 2015. A small wildlife opening exists within the property granting a fantastic area for hunting. According to the USDA NRCS web soil survey, the property is based upon an assortment of fine sandy loam soils which give the tract a weighted average site index of 85.3 feet for Loblolly Pine (base age 50) for the portion rated. This diverse piece of property has a wide range of potential between being a country retreat and a pine timberland investment all in one!

### **Cypress Creek Tract (#03019-03755)**

Legal Description: The Northwest Quarter lying North and West of Bell Road (Pt. NW/4) within Section 01 and The Northeast Quarter of the Northeast Quarter lying South and East of branch (Pt. NE/4 , NE/4); Part of the East Half of the Southeast Quarter of the Northeast Quarter (Pt. E/2 , SE /4 , NE/4) within Section 02 – all in Township 15 South / Range 19 West, Ouachita County, Arkansas, containing +/- 85.9 acres (per tax parcel: 025-00009-000R ; 025-00073-000R)

**The Cypress Creek Tract (#03019-03755)** is a +/- 86-acre (per tax record) tract of timberland located in southwestern Ouachita County about four miles northeast of Stephens, AR (North 33.46437°, West 93.027587°). Most of the topography consists well-drained rolling hills with two creek drains running along the northwestern and northeastern portions of the property. Access is available with a timber road running northwesterly for a hundred yards from Ouachita Road #544, a gravel county road. Some utilities allowing for camp/home site potential within the Camden-Fairview School District run along this timber road. The majority of the tract, about 59 acres, feature a stand of merchantable natural pine. A mixed hardwood creek drain of about six acres in size runs along the northwestern edge and a hardwood creek bottom of about 14 acres in size lays within the northeastern portion of the land. According to the USDA NRCS web soil survey, the property is based upon an assortment of sandy loam soils which give the tract a weighted average site index of 82.9 feet for Loblolly Pine (base age 50) for the portion rated. This large block of land has what it takes for merchantable timberland and creek drains for hunting purposes – contact us today for details!

### **Southeast Ogemaw Parcel (#03019-03756)**

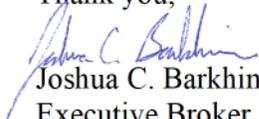
Legal Description: Part of the East Half of the Southwest Quarter (Pt. E/2 , SW/4) within Section 01 of Township 15 South / Range 19 West, Ouachita County, Arkansas, containing +/- 13.25 acres (per tax parcel: 025-00032-000R ; 025-00033-000R ; 025-00059-000R)

**The Southeast Ogemaw Parcel (#03019-03756)** is a +/- 13-acre (per tax record) tract of timberland located in southwestern Ouachita County about four miles northeast of Stephens, AR (North 33.455102°, West 93.021647°). The topography is generally flat to gently rolling. Access is excellent with Ouachita Road #101, a paved county road, running along the western edge of the property. Some utilities allowing for camp/home site potential within the Camden-Fairview School District run along this county road. The tract was once an old pasture/field area that had the majority of it planted back with loblolly pine around the year 1990. About 3 acres along the county road remain as a natural hardwood/pine area along with an old home site. According to the USDA NRCS web soil survey, the property is based upon an Amy silt loam and Norfolk fine sandy loam soils which give the tract a weighted average site index of 88.9 feet for Loblolly Pine (base age 50) for the portion rated. If you are looking for a small timberland parcel capable of being turned into your very own rural country home retreat, then give us a call today!

## CONDITIONS OF SALE:

1. Sealed bids will be received at the office of UC-NEELEY FORESTRY SERVICE, INC., 915 Pickett Street, Camden, AR 71701, until **10:00 a.m. Thursday, January 26<sup>th</sup>, 2023** and at that time publicly opened. If your bid is mailed, please indicate on the outside of the envelope “**BID ON ‘MARY ANNE THOMPSON ESTATE’ LAND SALE**”. Bids may be faxed to (870) 836-7432. **NO TELEPHONE BIDS WILL BE ACCEPTED. BIDS MUST BE FAXED, MAILED, EMAILED OR HAND DELIVERED.** Please call 870-836-5981 to verify receipt of your bid.
2. Acreages are believed to be correct but are not guaranteed. NO PER ACRE BIDS.
3. The Sellers reserve the right to accept any bid or reject all bids. Bids shall remain valid through 3:00pm January 31<sup>st</sup>, 2023. Upon acceptance of a bid, a contract will be executed between Buyer and Seller with Buyer putting forth 10% of the purchase price as earnest money upon execution of said contract. The sale contract to be used will be the Arkansas REALTORS® Association’s “Real Estate Contract (Lots and Acreage)”. A sample contract is available for review upon request.
4. Seller(s) shall convey without warranty any and all mineral interest.
5. Seller will furnish at Seller’s cost a standard owner’s policy of title insurance in the amount of the purchase price. Title search fees associated with said title policy will also be paid for by the Seller. Property taxes will be pro-rated and paid by the Seller up to the closing date.
6. Other **Closing Costs**: The Seller will pay for deed preparation and one-half (½) of the following expenses: (1) closing agency fee and (2) deed stamps. The Buyer will be responsible for the deed recording fee and one half (½) of the following expenses: (1) closing agency fee and (2) deed stamps. Any additional closing costs or increases in the above costs that are associated with the Buyer obtaining financing shall be paid for by the Buyer.
7. Total consideration will be due at closing when a Warranty Deed is transferred to the Buyer from the Seller. Closing is expected within 45 days of the execution of the sale contract.
8. **Disclaimer**: The properties are being offered for sale “AS IS”. All information provided by the Seller, United Country – Neeley Forestry Service, Inc. or its agents is believed to be reliable but is not guaranteed in any manner. Prospective Buyer(s) should verify themselves all information about the property to their satisfaction; including but not limited to acres, timber, and access.
9. Prospective Buyers have the right to enter onto the properties for the purpose of inspecting them. Property inspections shall be conducted during daylight hours prior to the bid date. Prospective buyers or their agents understand and acknowledge that while on the property they assume all liability and shall indemnify seller, its agents, and property managers from and against all claims, demands, or causes of actions of every kind, nature, and description relating to access to or presence on the properties.
10. Any personal property items such as hunting blinds, game feeders, wildlife cameras, or any other man-made items do not convey with the properties unless otherwise stated.

Thank you,



Joshua C. Barkhimer  
Executive Broker

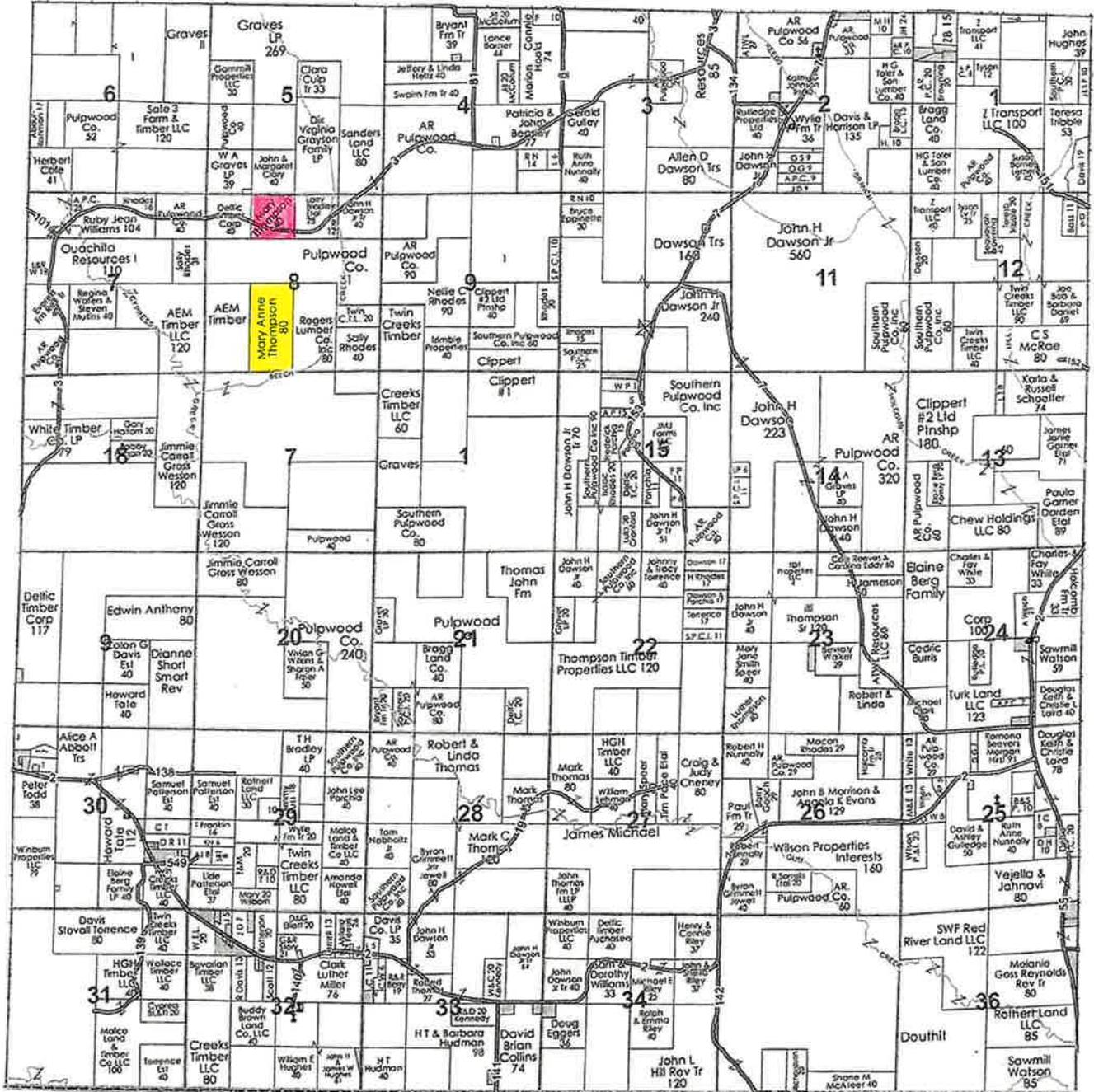
United Country – Neeley Forestry Service, Inc.

Land for Sale

 = "Beech Creek 80"  
#03019-03753

Land for Sale

 = "Ouachita RD #3 Forty"  
#03019-03754





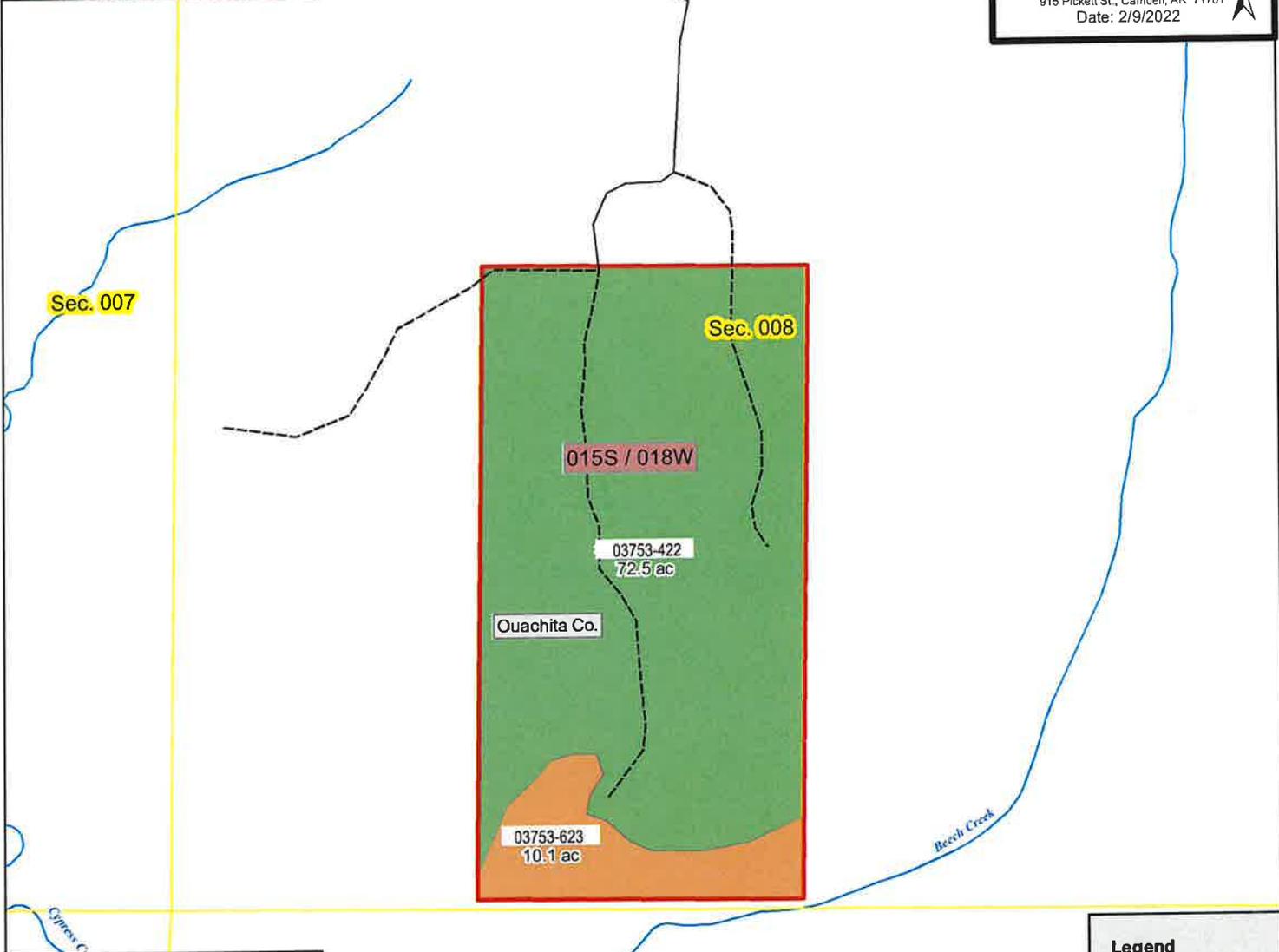
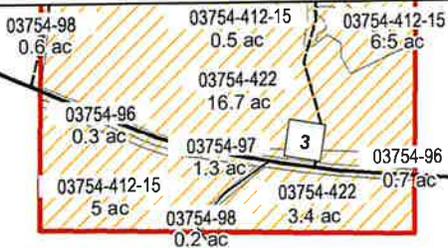
**TTType Map**  
**#03753 Beech Creek 80**  
 +/- 80 acres (taxes)  
 Sec. 08-15S/18W  
 Ouachita Co., AR

— = property boundary

0 330 660  
 Feet

1 in = 660 feet

Created By: DN  
 Neeley Forestry Service, Inc.  
 915 Pickett St., Camden, AR 71701  
 Date: 2/9/2022



Although created with data believed to be correct, neither the accuracy nor completeness of this map are guaranteed in any manner by the seller, the seller's agents, or managers. This map is provided herein merely as an aid to prospective buyers. Prospective buyers should verify information for themselves.

Other Ferguson Stands

**StandID**

- Natural Pine, Upland (+/- 72.5 ac)
- Mostly Hardwood, Bottoms (+/- 10.1 ac)

**Legend**

- Railway
- Woods/Roads
- AR Transportation**
- Streets/Roads
- RTTYP**
- County Road
- State Hwy
- US Hwy
- Interstate
- County
- Township Range
- Section
- Ponds/Lakes
- Stream/River
- City Limits
- Public Land
- Ferguson\_Tracts



- Other Ferguson Stands
- StandID**
- Wildlife Opening, Upland (+/- 0.9 ac)
- 2015 Planted Pine, Upland (+/- 17.6 ac)
- 2015 Planted Pine, Creek Drain (+/- 2.5 ac)
- Natural Pine, Upland (+/- 20.1 ac)
- Utility Line RoW (+/- 1.0 ac)
- Public Road (+/- 1.3 ac)
- Private Road (+/- 0.7 ac)

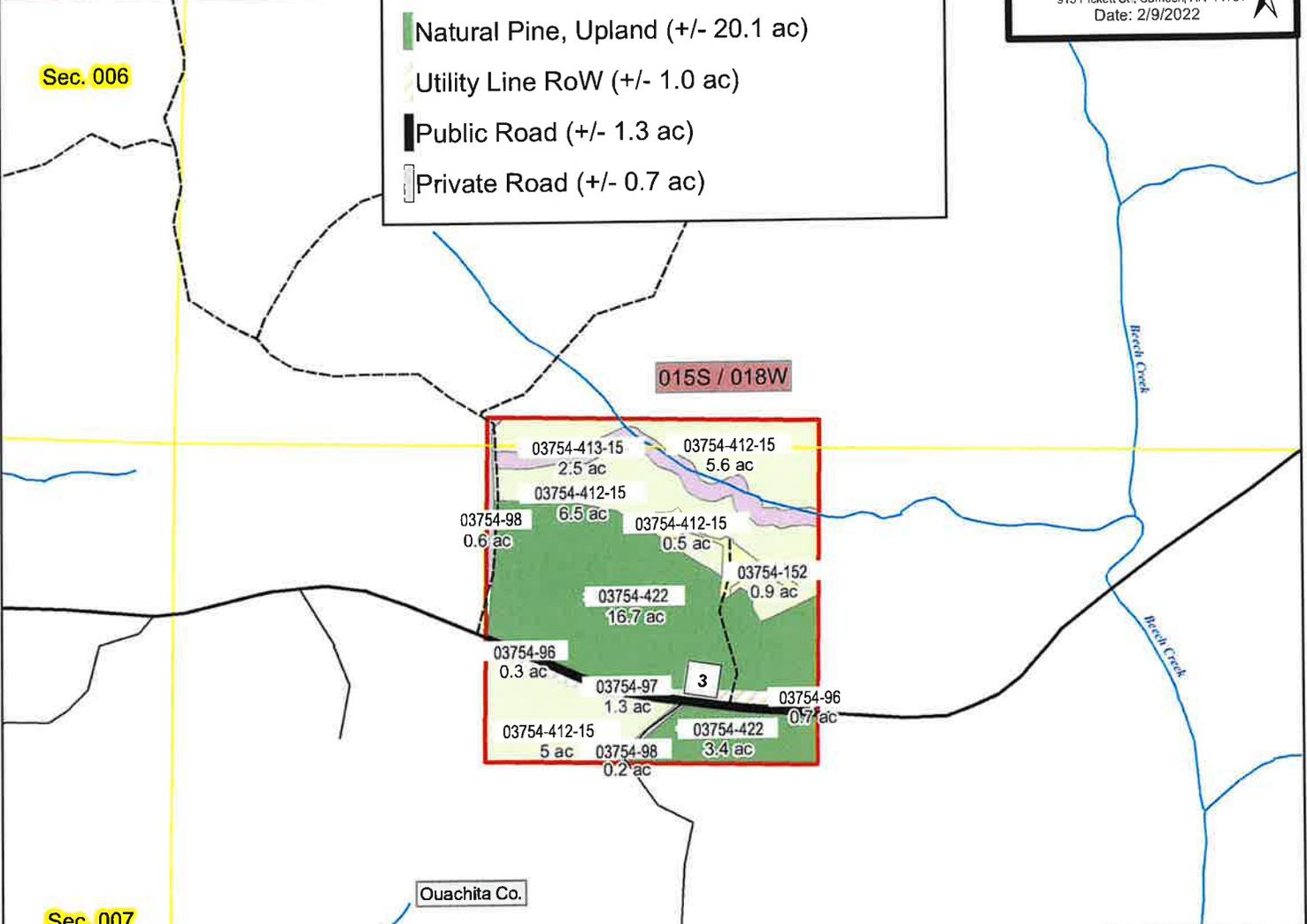
TType Map  
**#03754 Ouachita RD #3 Forty**  
 +/- 40 acres (taxes)  
 Sec. 08-15S/18W  
 Ouachita Co., AR

= property boundary

0 330 660  
 Feet

1 in = 660 feet

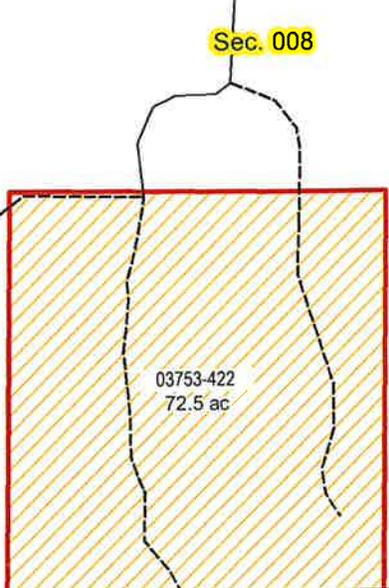
Created By: DN  
 Neeley Forestry Service, Inc.  
 915 Pickett St., Camden, AR 71701  
 Date: 2/9/2022



Sec. 007

Ouachita Co., AR

1 in = 200 miles



**Legend**

- Railway
- Woods\_Roads
- AR\_Transportation**
- Streets/Roads
- RTTYP**
- County Road
- State Hwy
- US Hwy
- Interstate
- County
- Township Range
- Section
- Ponds/Lakes
- Stream/River
- City\_Limits
- Public Land
- Ferguson\_Tracts

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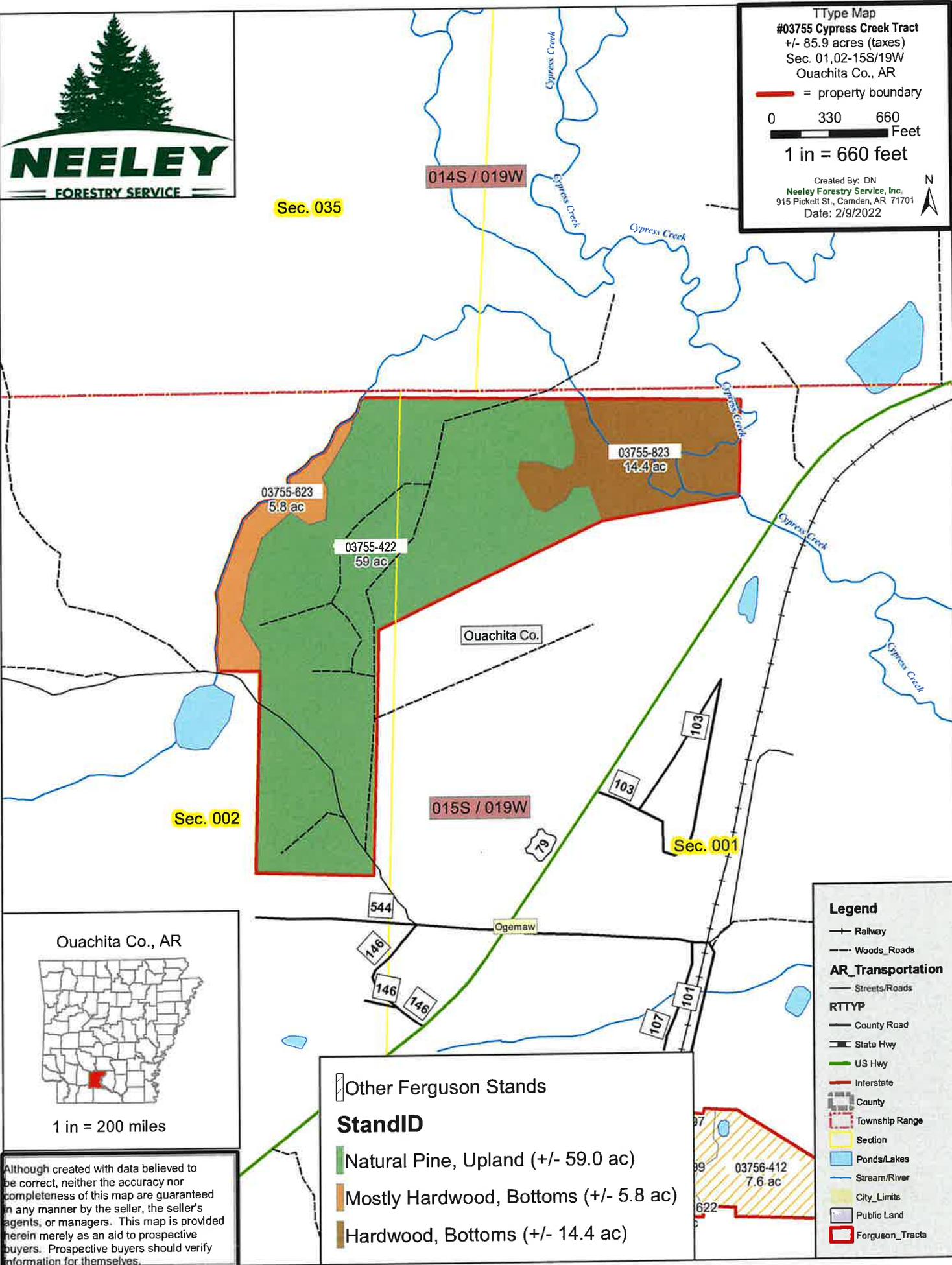


TType Map  
**#03755 Cypress Creek Tract**  
 +/- 85.9 acres (taxes)  
 Sec. 01,02-15S/19W  
 Ouachita Co., AR

— = property boundary

0 330 660 Feet  
 1 in = 660 feet

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 915 Pickett St., Camden, AR 71701  
 Date: 2/9/2022



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Other Ferguson Stands

**StandID**

- Natural Pine, Upland (+/- 59.0 ac)
- Mostly Hardwood, Bottoms (+/- 5.8 ac)
- Hardwood, Bottoms (+/- 14.4 ac)

**Legend**

- Railway
- Woods\_Roads
- AR\_Transportation**
  - Streets/Roads
- RTTYP**
  - County Road
  - State Hwy
  - US Hwy
  - Interstate
- County
- Township Range
- Section
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- Stream/River
- City\_Limits
- Public Land
- Ferguson\_Tracts

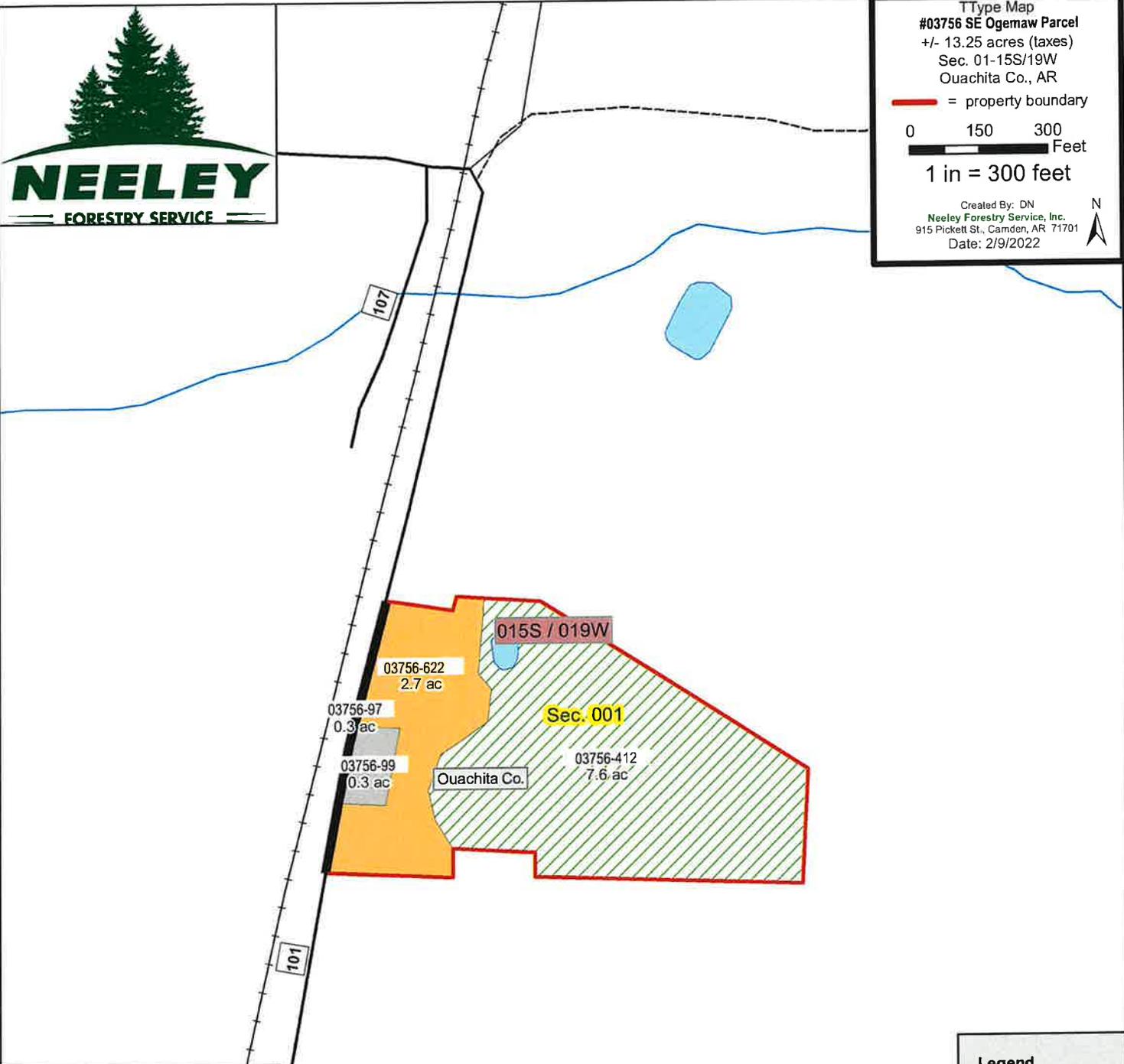


TType Map  
 #03756 SE Ogemaw Parcel  
 +/- 13.25 acres (taxes)  
 Sec. 01-15S/19W  
 Ouachita Co., AR

— = property boundary

0 150 300 Feet  
 1 in = 300 feet

Created By: DN  
 Neeley Forestry Service, Inc.  
 915 Pickett St., Camden, AR 71701  
 Date: 2/9/2022



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- Other Ferguson Stands
- StandID**
- ~1990 Planted Pine, Upland (+/- 7.6 ac)
- Mostly Hardwood, Upland (+/- 2.7 ac)
- Public Road (+/- 0.3 ac)
- Old Home Site (+/- 0.3 ac)

**Legend**

- +— Railway
- - - Woods\_Roads
- AR\_Transportation**
- Streets/Roads
- RTTYP**
- County Road
- State Hwy
- US Hwy
- Interstate
- County
- Township Range
- Section
- Ponds/Lakes
- Stream/River
- City\_Limits
- Public Land
- Ferguson\_Tracts

**BID/OFFER FORM**  
**'MARY ANNE THOMPSON ESTATE' LAND SALE**  
**BID DATE: THURSDAY, JANUARY 26<sup>TH</sup>, 2023, 10:00 am**

<b>Beech Creek 80 (#03019-03753)</b>	±80 acres (Per Tax Record).....	\$ _____
<b>Ouachita RD #3 Forty (#03019-03754)</b>	±40 acres (Per Tax Record).....	\$ _____
<b>Cypress Creek Tract (#03019-03755)</b>	±85.9 acres (Per Tax Record).....	\$ _____
<b>Southeast Ogemaw Parcel (#03019-03756)</b>	±13.25 acres (Per Tax Record).....	\$ _____

**OR**

**Custom Bid** (#03019-\_\_\_\_\_ ) ± \_\_\_\_\_ acres (Per Tax Record).....\$ \_\_\_\_\_

\*Offers should be made for a specific dollar amount. The above properties are being sold in their entirety for a single sum and not on a per acre basis. Advertised acreage is not guaranteed.

\*\*By signing this offer you agree that the offer/bid shall remain valid through 3:00 p.m. Thursday, January 31<sup>st</sup>, 2023. The successful bidder will be notified at or before that time by telephone, fax, or email. If this offer is accepted, I am ready, willing, able, and obligated to execute a more formal Contract of Sale within seven business days with earnest money in the amount of 10% of the purchase price. Closing is expected to be held within forty-five (45) days of offer acceptance.

**BY:** \_\_\_\_\_  
**Name of Company**

**BY:** \_\_\_\_\_  
**Name of Authorized Buyer**

**Address:** \_\_\_\_\_  
\_\_\_\_\_

**Email Address:** \_\_\_\_\_

**Phone:** \_\_\_\_\_

**Fax:** \_\_\_\_\_

**Send bid/offer form to: United County – Neeley Forestry Service, Inc.**  
**915 Pickett Street Camden, AR 71701**  
**Or Fax to: (870) 836-7432**